



Temp. Sold Out

Carmel Country Highlands
10766 Heather Ridge Drive
San Diego, CA 92130
Tel: (858) 523-1096
Fax: (858) 523-1099

	<u>Lot</u>	<u>Plan</u>	<u>Pre-Selected Options</u>	<u>Price</u>
PLAN ONE				
TWO STORY				
• 4 bedrooms	58	1A		\$1,090,000
• Bonus room, Exercise Room				
• 3.5 baths	80	1CR	2.4kw Photo Voltaic System	\$1,120,000
• 2 bay Garage with Workshop				
Optional: 5 bedrooms, 4.5 baths				
<i>Approximately 3,505 square feet</i>				

PLAN TWO				
TWO STORY				
• 4 bedrooms + Bonus room	60	2AR		\$1,140,000
• 4.5 baths				
• 3 bay garage (tandem configuration)	79	2AR		\$1,140,000
Optional:				
5 bedrooms+ loft <u>or</u> 6 bedrooms				
<i>Approximately 3,845 square feet</i>				

PLAN THREE (Elevation A only)				
TWO STORY				
• 5 bedrooms + Den				
• ONE Loft, 4.5 baths			Sorry no Plan 3A's available in this release	
• 2 bay garage+ 1 bay swing				
<i>Approximately 4,111 square feet</i>				

PLAN THREE (Elevations B & C)				
THREE STORY				
• 5 bedrooms + Den	57	3C	2.4kw Photo Voltaic System	\$1,265,000
• TWO lofts, 4.5 baths	59	3C	LivingSmart Energy Home	\$1,265,000
2 bay garage + 1 bay swing	78	3B		\$1,230,000
<i>Approximately 4,587 square feet</i>	81	3BR		\$1,230,000

SOLAR ELECTRIC SYSTEM is discreetly integrated into the rooftop of all Plan C elevation homes.

Prices, terms & availability are subject to change without notice. Due to cut-off dates some items may be pre-plotted.
HOMES ARE RELEASED IN LIMITED NUMBERS IN PHASES, AND AS SUCH, ALL PLANS & ELEVATIONS
MAY NOT BE AVAILABLE IN A PARTICULAR PHASE. (Phase 1-1)

SALES REPRESENTATIVES ~ Ricki Fein & Ron Wilcox



NEIGHBORHOOD FACT SHEET

DISTINCTIVE COMMUNITY CHARACTER

Pardee Homes is pleased to introduce its environmentally sensitive Derby Hill neighborhood in Pardee's scenic Carmel Country Highlands master-planned community in Carmel Valley. Comprising more than 800 acres, Carmel Country Highlands is perched high on a spectacular piece of property with neighboring horse trails and surrounding open space. Well known for its premier schools, the community also offers enriching amenities and an abundance of everyday conveniences.

QUALITY CRAFTED HOMES

The beautiful LIVINGSMART® homes of Derby Hill offer estate-like refinement for truly luxurious living. Virtually unsurpassed in style and sophistication, these breathtaking designs include stainless steel kitchen appliance packages and feature lofts, courtyard or formal entries, exercise rooms, libraries and butlers pantries. Spacious floor plans offer up to 5 bedrooms and 4.5 baths in approximately 3,505 to 4,611 square feet with 2- and 3-bay garages. As envisioned, Derby Hill home sites average approximately 6,000 square feet.

INDUSTRY-LEADING ENERGY EFFICIENCY

Like every new home Pardee builds, the homes at Derby Hill incorporate significant energy efficiencies, earning the prestigious ENERGY STAR® designation. Derby Hill also features Pardee's LIVINGSMART program with energy-efficient, earth-friendly solutions available such as roof-integrated solar electric systems.

EDUCATIONAL VALUES

Because good schools are a vital part of every growing community, Pardee Homes has made education a central part of its planning for Derby Hill. At this time, the San Dieguito Union High School District and Del Mar Union School District will provide school assignments for Derby Hill students.

Attendance boundaries are established by the district(s) and subject to change. Schools may reach capacity for one or more grades, necessitating enrollment in other schools. For more information on school assignments, capacities, facilities and bus service, contact the San Dieguito Union High School District (www.sduhsd.k12.ca.us) or Del Mar Union School District (www.delmarschools.com).

COMMUNITY SPACES & HOA

A number of exciting community amenities and beautiful common areas are planned near Derby Hill. These spaces will be maintained by a Homeowners Association, and residents of Derby Hill will automatically become members with initial monthly dues of approximately \$100.

TAXES

The total property tax rate at the time of opening is approximately 1-1/4% with Mello-Roos (CFD) at approximately \$104 per month.

For more information, please ask your sales representative.

PLAN ONE

STANDARD

Two-Story

4 Bedrooms

3 1/2 Baths

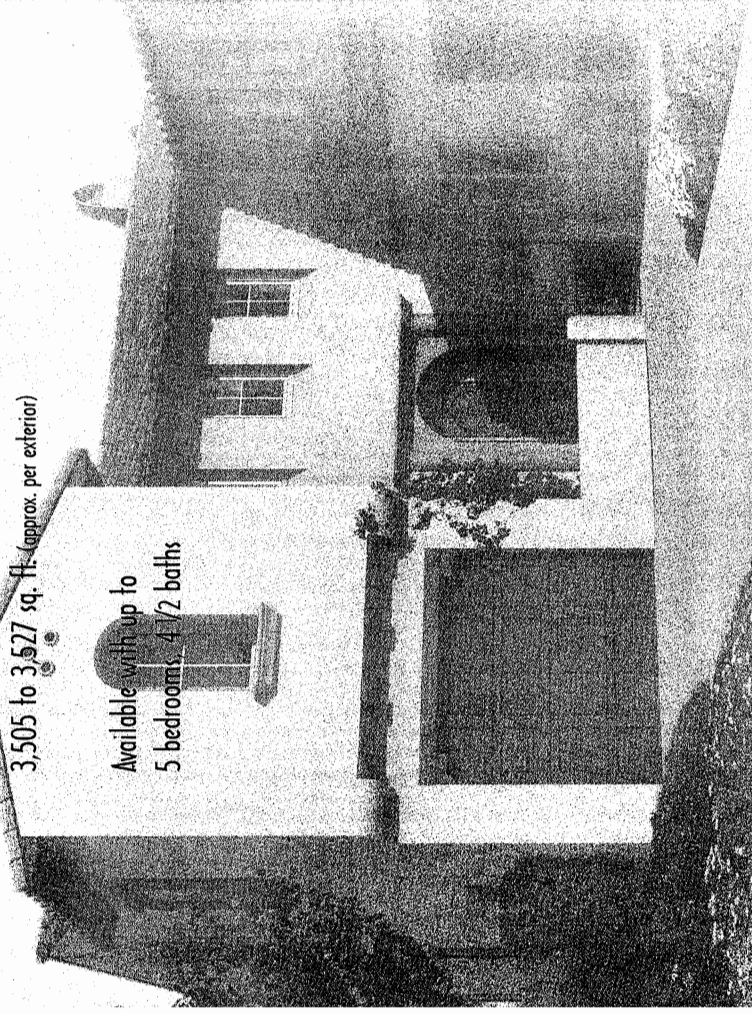
Bonus Room

Exercise Room

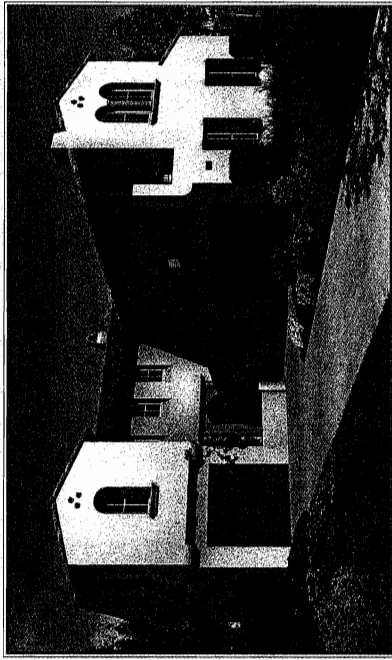
2-Bay Garage + Workshop

3,505 to 3,527 sq. ft. (approx. per exterior)

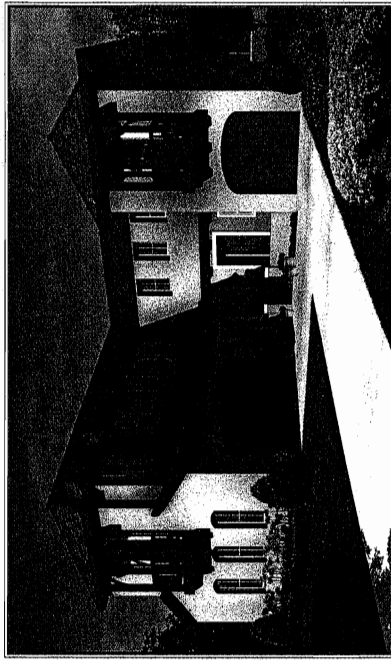
Available with up to
5 bedrooms, 4 1/2 baths



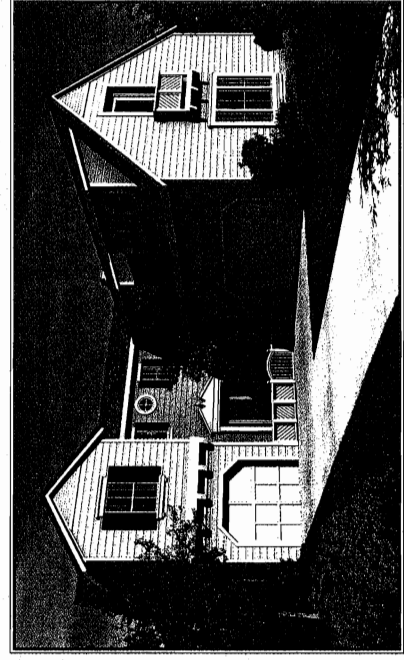
PRELIMINARY



MODELED: PLAN 7A - SPANISH



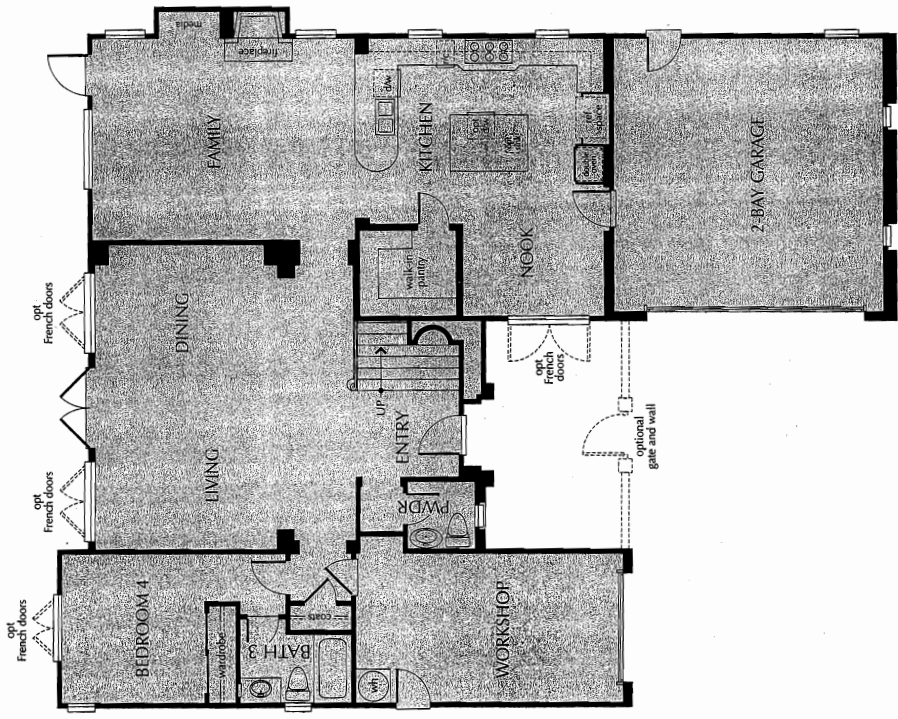
PLAN 1B (REVERSED) - FRENCH COUNTRY



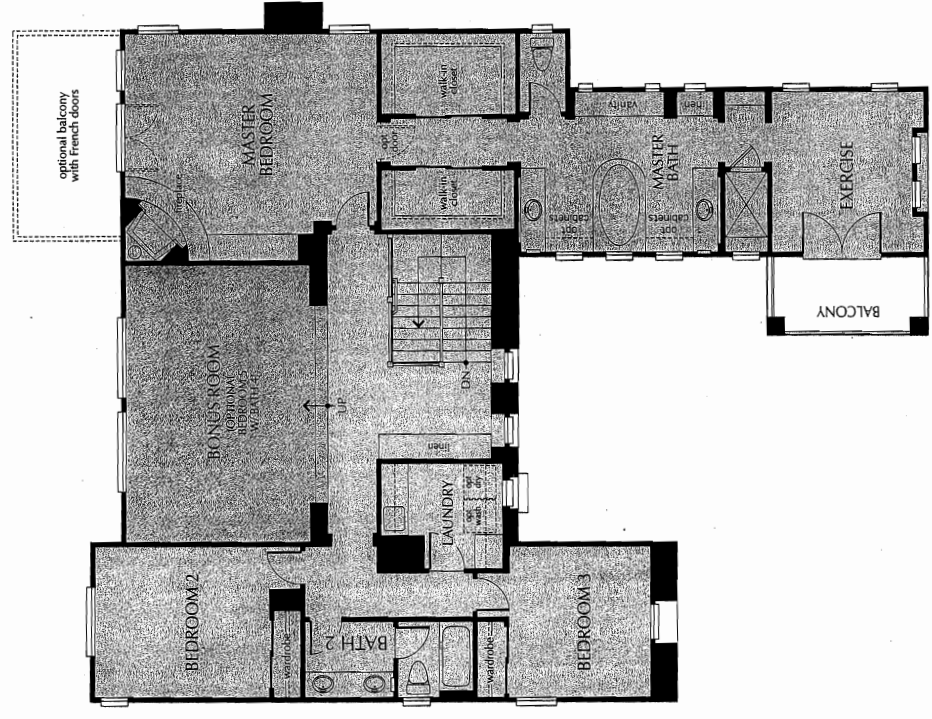
PLAN 1C - TRADITIONAL (ROOF-INTEGRATED SOLAR INCLUDED)

PRELIMINARY

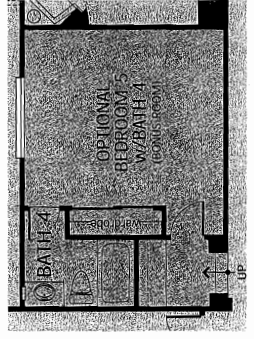
Model: Plan 1A
1st Floor



Second Floor



Second Floor
Option



PRELIMINARY

PRELIMINARY



PLAN TWO

STANDARD

Two-Story

4 Bedrooms

4 1/2 Baths

Bonus Room

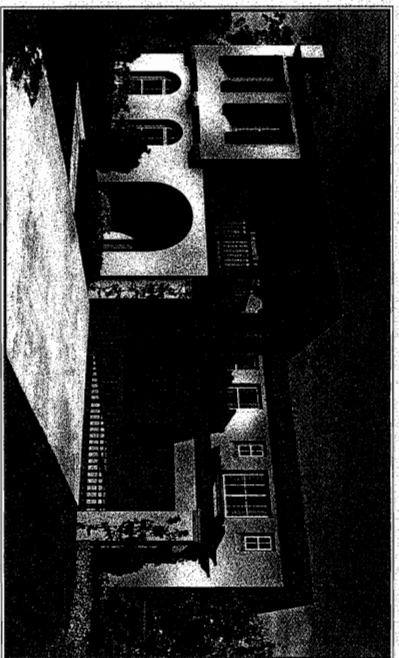
3-Boy Expanded Garage

3,828 to 3,855 sq. ft. (approx. per exterior)

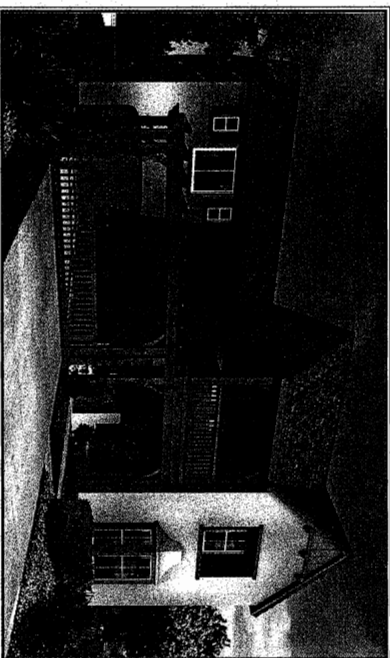
Available with up to
6 bedrooms

This model demonstrates our
groundbreaking **LIVINGSMART®** program.
Please look for this symbol to learn more.

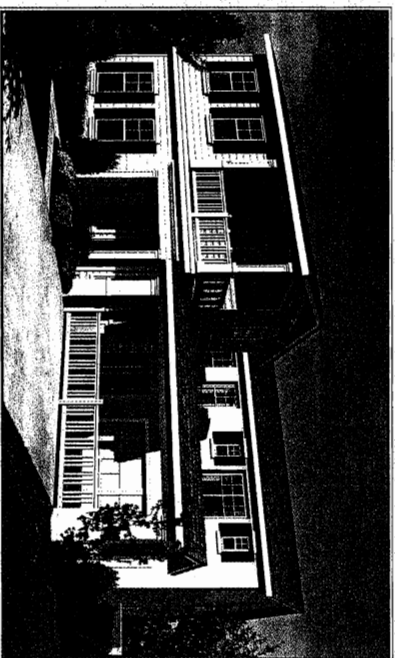
PRELIMINARY



PLAN 2A - SPANISH



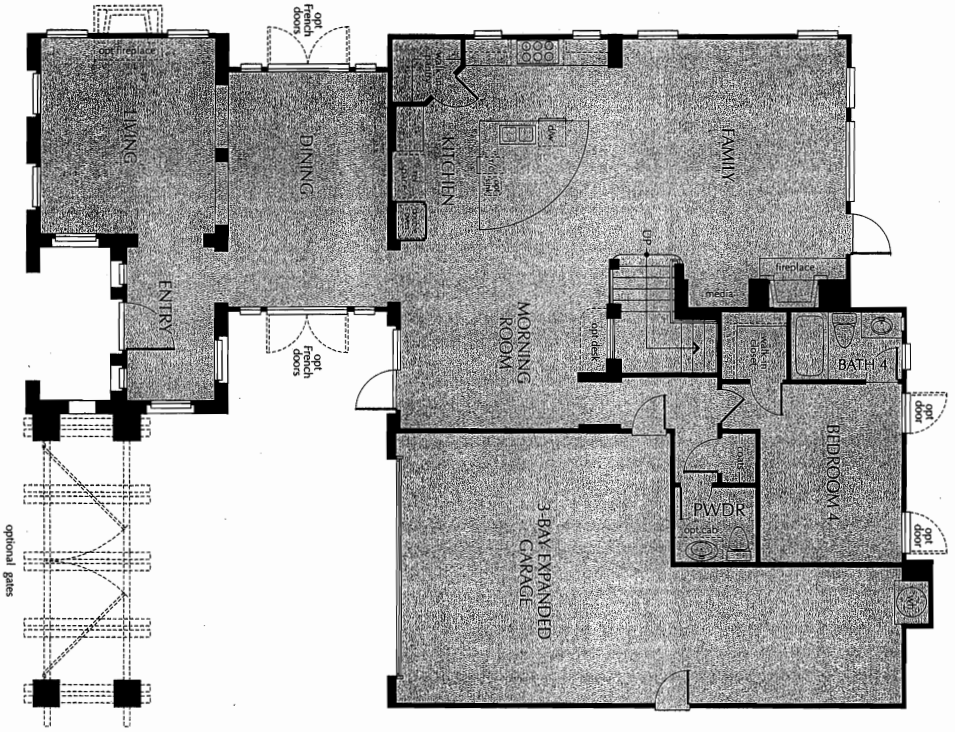
PLAN 2B (REVISED) - FRENCH COUNTRY



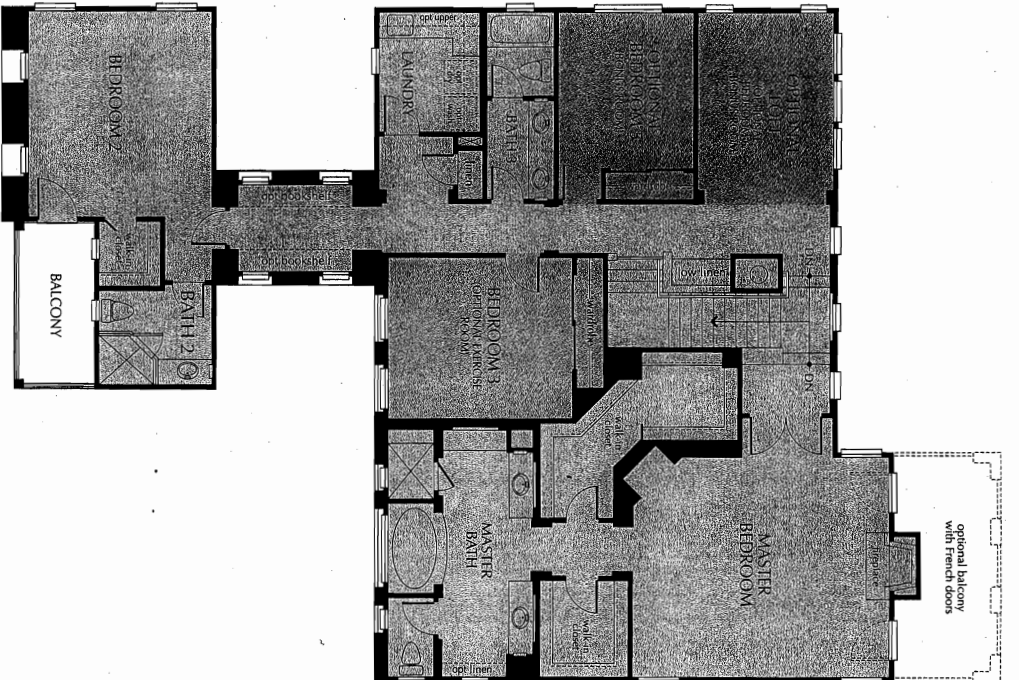
MODELED: PLAN 2C - TRADITIONAL (ROOF-INTEGRATED SOLAR INCLUDED)

PRELIMINARY

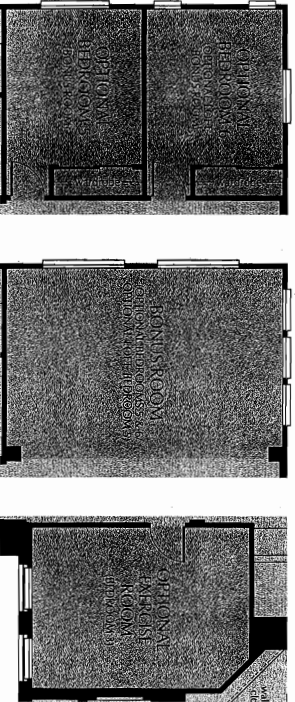
Modeled: Plan 2C
First Floor



Second Floor
Exterior 2C



Second Floor
Options



PRELIMINARY

PRELIMINARY



PLAN THREE

STANDARD (Exteriors B and C)

Three-Story

5 Bedrooms

Den

4 1/2 Baths

2 Lofts

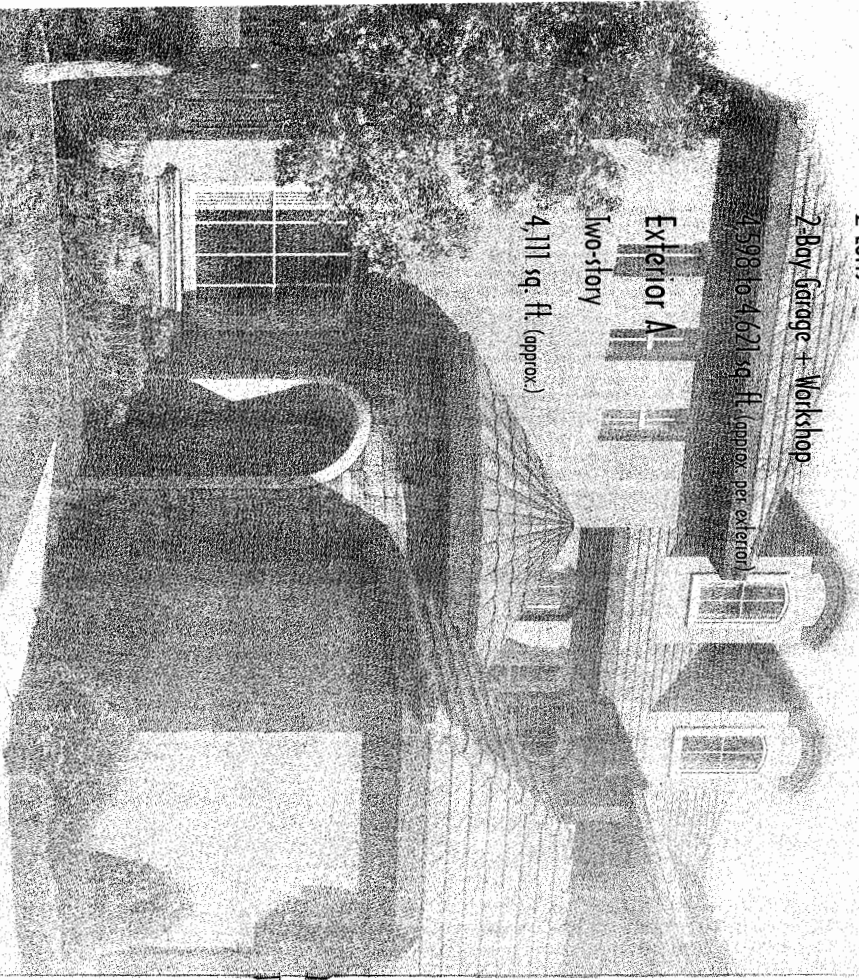
2-Bay Garage + Workshop

4,598 to 4,621 sq. ft. (approx. per exterior)

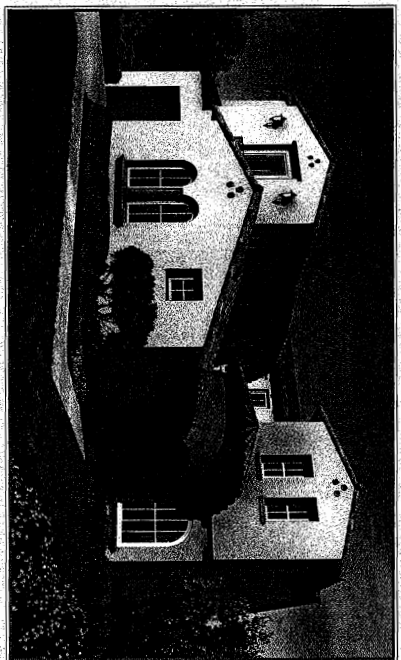
Exterior A

Two-story

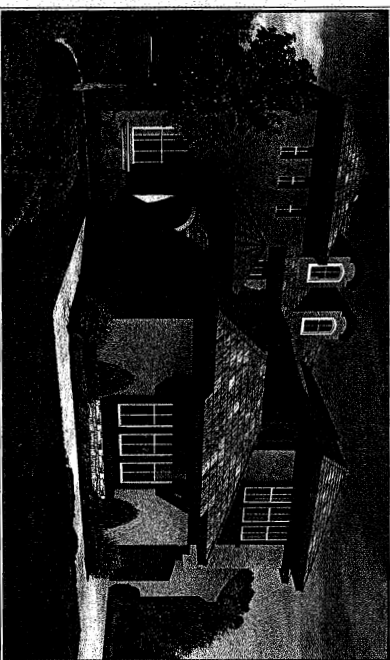
4,111 sq. ft. (approx.)



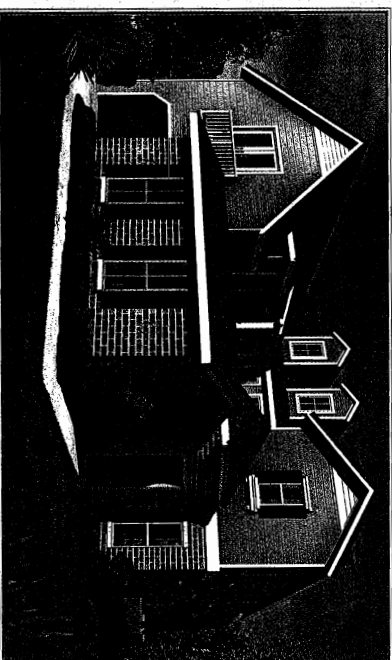
PRELIMINARY



PLAN 3A (REVERSED) - SPANISH



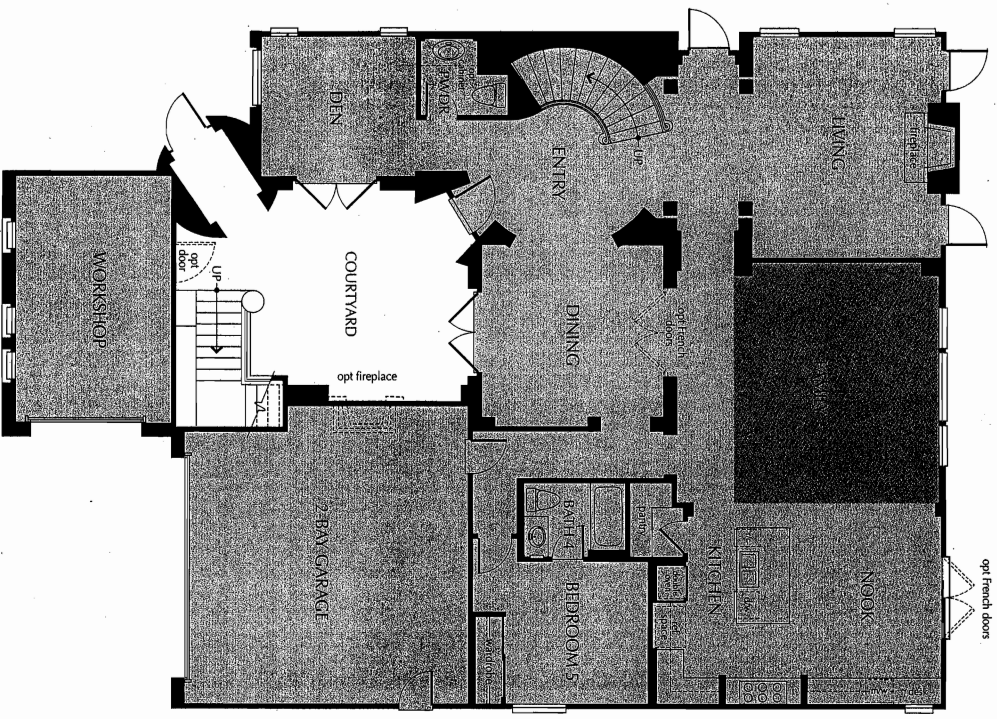
MODELED: PLAN 3B - FRENCH COUNTRY



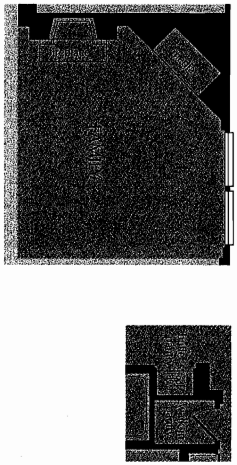
PLAN 3C (REVERSED) - TRADITIONAL (ROOF-INTEGRATED SOLAR INCLUDED)

PRELIMINARY

Modeled: Plan 3B
First Floor

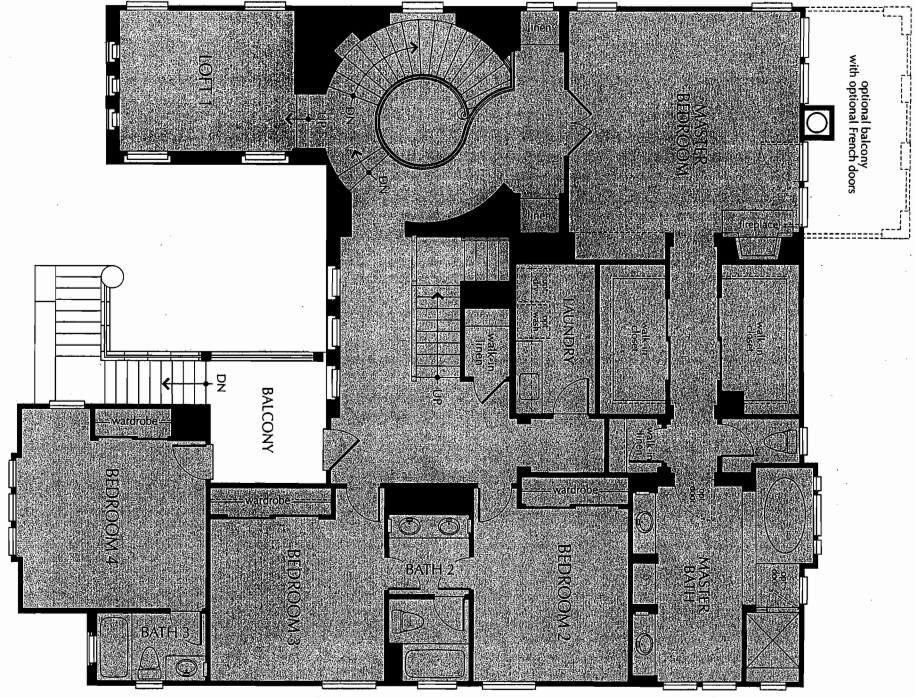


First Floor
Options

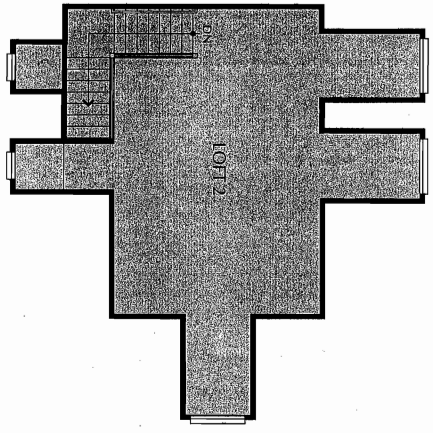


PRELIMINARY

Second Floor



Third Floor



PRELIMINARY

